095.0	0003	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,302,100 / 1,302,100
					USE VALUE: 1,302,100 / 1,302,100
					ASSESSED: 1,302,100 / 1,302,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN-LYDON JEANNE
Owner 2:	
Owner 3:	
Street 1:	56 FALMOUTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYDON GERARD T -
Owner 2:	LYDON-CALLAHAN JEANNE -
Street 1:	56 FALMOUTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,736 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 3056 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12736.000	731,200	9,400	561,500	1,302,100
Total Card	0.292	731,200	9,400	561,500	1,302,100
Total Parcel	0.292	731,200	9,400	561,500	1,302,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.08 | /Parcel: 426.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62309

GIS Ref

GIS Ref

Insp Date 11/29/18

!7804!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	731,100	9400	12,736.	561,500	1,302,000	1,302,000	Year End Roll	12/18/2019
2019	101	FV	552,100	9400	12,736.	561,500	1,123,000	1,123,000	Year End Roll	1/3/2019
2018	101	FV	552,100	9400	12,736.	481,200	1,042,700	1,042,700	Year End Roll	12/20/2017
2017	101	FV	552,100	9400	12,736.	449,200	1,010,700	1,010,700	Year End Roll	1/3/2017
2016	101	FV	552,100	9400	12,736.	385,000	946,500	946,500	Year End	1/4/2016
2015	101	FV	512,500	9400	12,736.	344,900	866,800	866,800	Year End Roll	12/11/2014
2014	101	FV	512,500	9400	12,736.	319,200	841,100	841,100	Year End Roll	12/16/2013
2013	101	FV	512,500	9400	12,736.	304,400	826,300	826,300		12/13/2012

PRINT

Date	Time
12/10/20	22:24:41

LAST REV

Date	Time
09/26/19	08:50:38

danam

7804

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYDON GERARD T,	59498-586		7/11/2012	Convenience	1	No	No		
HENDERSON WILSO	43096-260		8/21/2004		747,000	No	No		
	11876-439		8/17/1970		37,900	No	No		N

USER DEFINED

Prior Id # 1:	62309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2011	1226	Re-Roof	10,000					
4/18/2006	273	Redo Bat	10,000			G7	GR FY07	
9/29/2004	936	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Meas/Inspect	DGM	D Mann
11/14/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Meas/Inspect	189	PATRIOT
9/22/2004	MLS	MM	Mary M
10/30/2000	Hearing N/C	189	PATRIOT
10/18/1999	Meas/Inspect	263	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12736		Sq. Ft.	Site		0	70.	0.63	4									561,453						561,500	

Total AC/HA: 0.29238 | Total SF/SM: 12736 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 561,453 | Spl Credit | Total: 561,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10180724
Const Adj.:	1.00969899
Adj $ / SQ:	144.624
Other Features:	108750
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766408
Depreciation:	35255
Depreciated Total:	731154

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

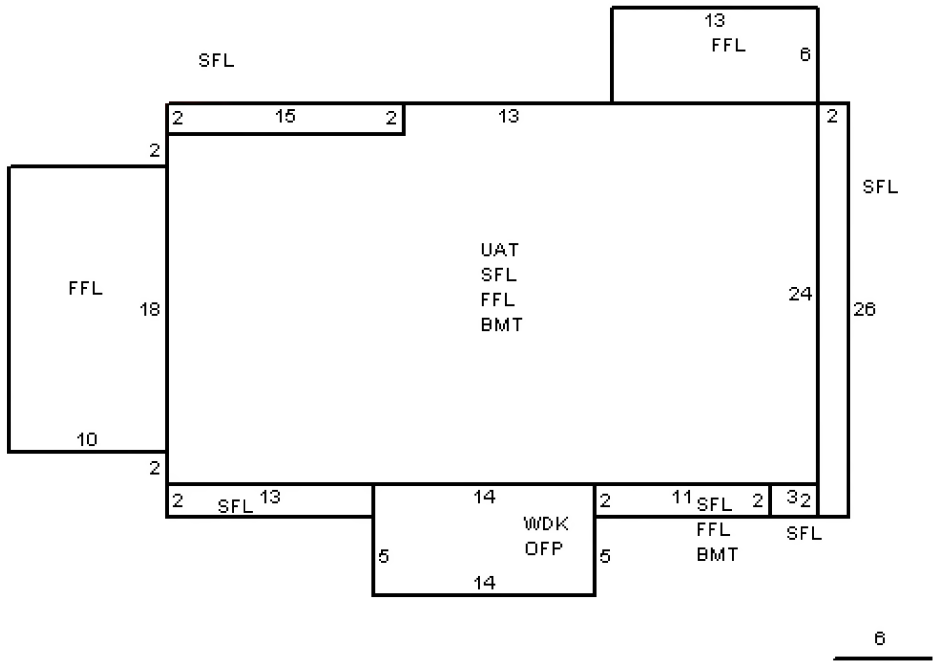
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	211.15
Special Features:	0	Val/Su Net:	195.77
Final Total:	731200	Val/Su SzAd	314.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,234	144.620	178,466
SFL	Second Floor	1,090	144.620	157,640
BMT	Basement	976	62.910	61,402
UAT	Upper Attic	239	57.850	13,797
OFP	Open Porch	98	33.660	3,299
WDK	Deck	98	16.160	1,583

Net Sketched Area:	3,735			Total:	416,187
Size Ad	2324	Gross Are	4450	FinArea	3056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	M	Y	1	24X20	G	GD	1910	25.26	T	30	101			8,500			8,500
19	Patio	A	Y	1	24X20	A	AV	1950	3.03	T	40.8	101			900			900

More:	N	Total Yard Items:	9,400	Total Special Featues:	Total: 9,400